070.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,355,000 / 1,355,000
					USE VALUE:	1,355,000 / 1,355,000
					ASSESSED:	1,355,000 / 1,355,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAIRBANKS DEBORAH A--ETAL
Owner 2:	KLEBER JOSEPH P
Owner 3:	
Street 1:	8 COLLEGE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FAIRBANKS DEBORAH A--ETAL -
Owner 2:	KLEBER JOSEPH P -
Street 1:	8 COLLEGE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,965 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Clapboard Exterior and 4707 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11965.000	809,700		545,300	1,355,000
Total Card	0.275	809,700		545,300	1,355,000
Total Parcel	0.275	809,700		545,300	1,355,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.89 | /Parcel: 287.8

Legal Description

User Acct 44641

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	808,900	0	11,965.	545,300	1,354,200	1,354,200	Year End Roll	12/18/2019
2019	101	FV	640,000	0	11,965.	506,300	1,146,300	1,146,300	Year End Roll	1/3/2019
2018	101	FV	640,000	0	11,965.	506,300	1,146,300	1,146,300	Year End Roll	12/20/2017
2017	101	FV	640,000	0	11,965.	444,000	1,084,000	1,084,000	Year End Roll	1/3/2017
2016	101	FV	640,000	0	11,965.	405,100	1,045,100	1,045,100	Year End	1/4/2016
2015	101	FV	606,200	0	11,965.	358,300	964,500	964,500	Year End Roll	12/11/2014
2014	101	FV	606,200	0	11,965.	338,800	945,000	945,000	Year End Roll	12/16/2013
2013	101	FV	606,200	0	11,965.	322,500	928,700	928,700		12/13/2012

!5983!

PRINT

Date	Time
12/10/20	20:48:09

LAST REV

Date	Time
04/16/19	15:34:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5983

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAIRBANKS DEBOR	37356-579		12/13/2002	Family	1	No	No		
JEFFERSON GARY	24249-79		2/8/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	44641
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2005	490	Addition	130,000			G7	GR FY07	construct attached
1/5/2005	10	Dormers	35,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
11/1/2005	Fieldrev-Chg	BR	B Rossignol
11/15/1999	Inspected	267	PATRIOT
11/2/1999	Mailer Sent		
10/13/1999	Entry Denied	263	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11965		Sq. Ft.	Site		0	70.	0.65	12									545,262						545,300	

Total AC/HA: 0.27468 | Total SF/SM: 11965 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 545,262 | Spl Credit | Total: 545,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.89567149
Const Adj.:	1.04019594
Adj $ / SQ:	121.118
Other Features:	154500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1100093
Depreciation:	290425
Depreciated Total:	809669

COMMENTS

BK; 21299 PG; 140 646-1536.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

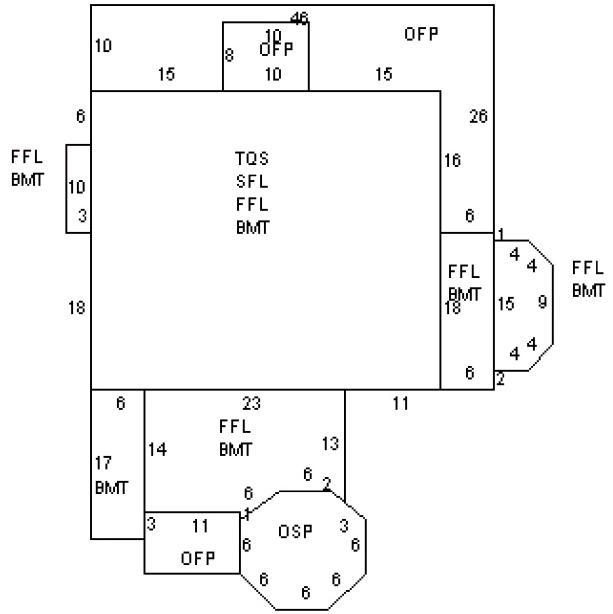
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.83
Special Features:	0	Val/Su Net:	114.56
Final Total:	809700	Val/Su SzAd	189.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,996	50.510	100,810
FFL	First Floor	1,894	121.120	229,397
SFL	Second Floor	1,360	121.120	164,720
TQS	3/4 Story	1,020	84.780	86,478
OFP	Open Porch	633	19.870	12,581
OSP	Screen Porch	165	30.320	5,003

Net Sketched Area:	7,068	Total:	598,989
Size Ad	4274	Gross Are	7408	FinArea	4707
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
TQS	100	UNF	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 070.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X16	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	